



**SPENCER JAMES**  
RESIDENTIAL

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**\*\* Two Bedroom Duplex Apartment \*\***

**\*\* High Ceilings with Ample Natural Light \*\***

**\*\* En-Suite Bathroom and Additional Shower Room \*\***

**\*\* EPC: D / Council Tax Band: D \*\***

**\*\* Period Conversion \*\***

**\*\* Bright and Spacious Living Room \*\***

**\*\* Allocated Parking Space \*\***

**\*\* Floor Area: 899 Sq/ft (83.5 Sq/M) \*\***



**The Renovation, Woolwich Manor Way, E16**

**£379,995 (Leasehold)**

Spencer James are pleased to offer for sale this stunning two bedroom duplex apartment located in a popular, secluded gated development. Internally the property is presented to a high standard with high ceilings and large feature windows boasting an abundance of natural light.

The lower floor comprises a spacious open plan living room and fitted kitchen in addition to a ground floor shower room.

To the upper floor there is an impressive master bedroom with high ceilings benefitting from an extensive en-suite bathroom in addition to an additional large double bedroom also with high ceilings and dual aspect windows.

Externally there is an allocated gated parking space and well-maintained communal grounds.

Located within convenient walking distance of King George V DLR with links to the Elizabeth Line.

### **Accommodation Comprises:**

#### **Entrance Hall**

Carpeted flooring, telephone entry point.

#### **Kitchen Area 8' 5" x 8' 5" (2.56m x 2.56m)**

Fitted with a range of eye and base level units incorporating a stainless steel and mixer tap, integrated fridge freezer, cooker, hob and extractor. Tiled flooring and splashbacks.

#### **Living Area 19' 11" x 14' 7" (6.07m x 4.44m)**

Dual aspect double glazed feature windows to side and rear aspect, two wall mounted heaters, laminate wood effect flooring.

#### **Landing**

Carpeted flooring.

#### **Bedroom One 14' 2" x 11' 9" (4.31m x 3.58m)**

Double glazed velux window, wall mounted heater, cupboard housing hot water tank, carpeted flooring. Sliding doors to:

#### **En-Suite Bathroom**

Three piece suite comprising a freestanding roll top bath, low level wc and wall mounted hand wash basin. Tiled flooring.

#### **Bedroom Two 12' 1" x 11' 2" (3.68m x 3.40m)**

Double glazed window to rear aspect, double glazed velux window, wall mounted heater, carpeted flooring.

#### **Externally**

Allocated parking space, well maintained communal grounds.

#### **Lease Details**

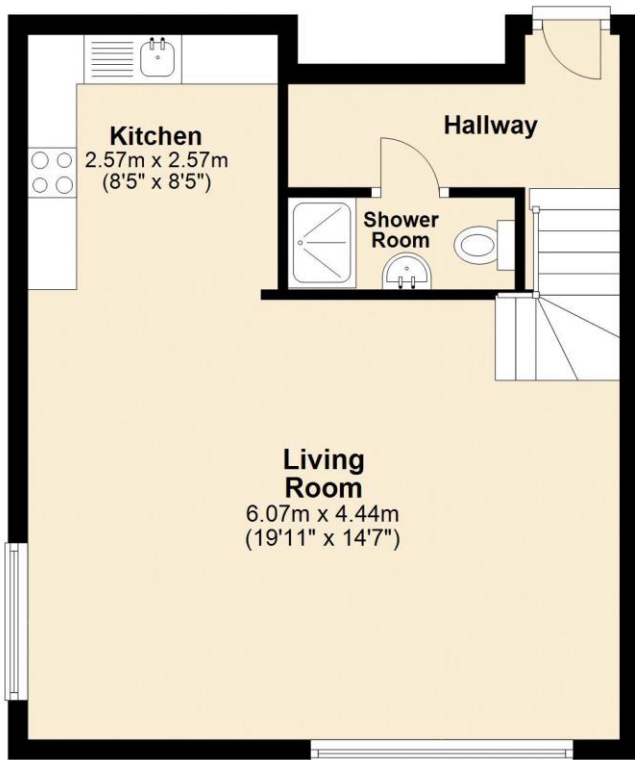
Service Charge - £3795 Per annum

Ground Rent - £529 Per annum

Lease Remaining - 102 Years

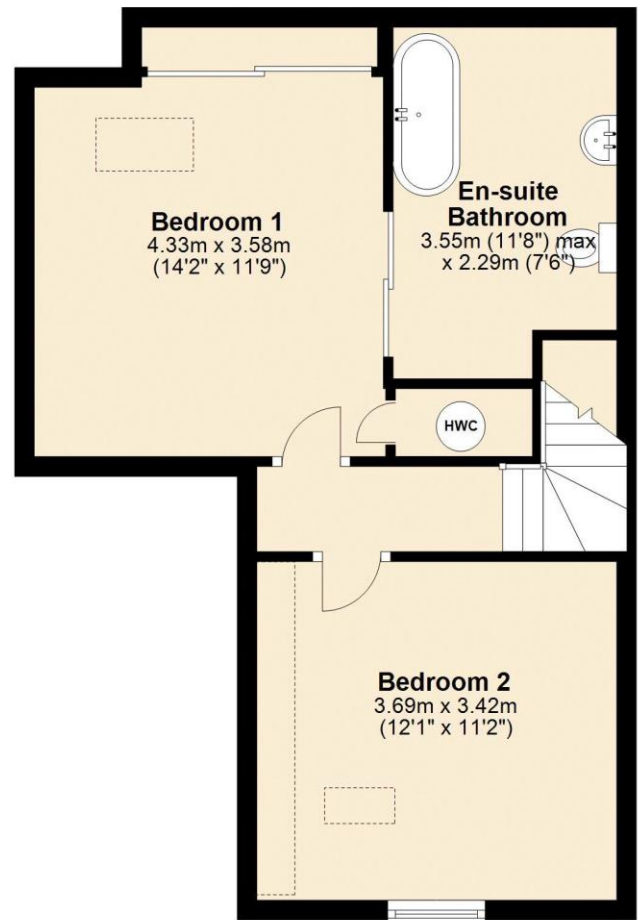
### First Floor

Approx. 41.9 sq. metres (451.5 sq. feet)



### Second Floor

Approx. 41.5 sq. metres (447.2 sq. feet)



Total area: approx. 83.5 sq. metres (898.6 sq. feet)



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